

TWIN SHORES BEACH AND MARINA, INC.**MONTHLY TREASURER'S REPORT****February 20 , 2019**

Operating account:_____	\$	\$ 65,491.59
Money Market _____	\$	\$ 159,157.85
Villa Reserves _____	\$.....	\$ 33,854.73
Petty Cash _____	\$.....	\$ 371.60

TOTAL.....\$258,875.75

1.. From the most current accounting, February 20, 2019, there is currently \$7,228.04 in arrears from 9 Shareholders. There are prepaids of \$13,463.94 from 21 Shareholders. A reminder that a late fee of \$25 will be incurred plus the \$10 administration fee on any late dues received after the 10th of the month. Shareholders are encouraged to use automatic debit or bill pay to avoid extra fees. Rentals are not approved if shareholder fees are in arrears.

2. Board approval is requested for any expense over \$1,000 before ordering unless an immediate emergency. It is required that there be at least two bids on any item exceeding 5% of the annual budget.

3. Work by the Finance Committee is progressing to arrive at a good working budget for next year.

Respectfully submitted, Barbara Ann Manning, Treasurer, Twin Shores Beach and Marina

MAINTENANCE REPORT

FEBRUARY 2019

- 1. Ordered supplies as need for the Landscapers and maintenance**
- 2. Addresses needs of Shareholders (trimming, rocks, etc.)**
- 3. Repaired the mailbox drop at the front Office**
- 4. Worked with infrastructure on issues**
- 5. Upkeep of golf carts**
- 6. Upkeep of fire extinguishers**
- 7. Beach rakers (scheduled beach work)**
- 8. Air conditioners maintained**
- 9. Irrigation systems repaired - *Noona Villas Completed***
- 10. Worked with Jose in doing extra job**
 - (a) Changed defective tires on dumpsters**
 - (b) Worked with Jose on new gate around landscape dumpster - *COVER***
- 11. New motion detector lights at dump stations**
- 12. New motion detector lights at pathway to pool**

A big thank you for all of those who helped with so many items around the park when needed!

Not hoping to leave anyone out, but especially

Tom Lopes, Jack Rustuccia, Gary Bruce, Don McKay

Jim Boltz

Rental

Already Approved

1. #5 Kremer to Fred Menschel Feb. 17, 2019 – April 14, 2019
2. #5 Kremer to Mike & Linda Bauer Dec. 27, 2019 – March 27, 2020

Loans:

1. #41 VT Longboat LLC – David A. Calvi, Ann Marie C. Mahar & Nedra Calvi, trustees
Nedra Calvi, her daughter Molly and 2 grand-daughters 2/12 – 2/19/19
2. #41 VT Longboat LLC – David A. Calvi, Ann Marie C. Mahar & Nedra Calvi, trustees
Nedra's son, Calvin, his wife Alli and 3 children 2/23 – 3/2/19

Sales:

Already Approved

1. #118 Barnwell, William & Kimberly co-owners with Stephen & Marilyn Chapin
Interview 2/11/19 Approved

Transfer:

1. #41 Transfer from Ann Marie Mahar & Emily Mahar-Canon to VT Longboat LLC –
David A. Calvi, Ann Marie C. Mahar & Nedra Calvi, trustees

Work to be done by Shareholder:

Already Approved

1. #39 Koerner
Requests permission to have a new roof installed due to damage in Dec. from high winds.
2. #75 Greco
Requests permission to paint the exterior of the unit. The main color will be similar to the original (Scott Paints – Grassy Glade) and the trim and railings will be white. The lattice on both decks will be replaced with white lattice. The work will be done by Jack Restuccia.
Approved Feb. 1, 2019
3. #122 Cornuke
Requests permission to install a 6' privacy fence on the east edge of lot #122 that abuts the dumpster to hide the dumpster and yet not block the view of the gulf for neighbors.

PARKING REPORT

THERE WERE 6 CONTRACTS SENT OUT FOR THIS YEAR

LANE	\$152
BREWER	\$152
WYSS	\$152
MAHONEY	\$152
HORN	\$152
KROLL	<u>\$152</u>
TOTAL	\$912

I AM IN THE PROCESS OF RE-PAINTING AND NUMBERING BUMPERS THAT ARE IN NEED.

WE ARE RE-DOING THE PARKING GUEST AREA BY THE POOL. THERE WILL BE 4 SPOTS ON THE SOUTH SIDE FOR COMPACT AND MID SIZE CARS ONLY AND 3 SPOTS FOR TRUCKS AND LARGE SUVS ON THE WEST SIDE.

PLEASE LET YOUR GUEST KNOW WHERE TO PARK WHEN THEY VISIT.

February 20, 2019

Dock Master: Nine of the 10 slips on the north side are taken, 8 are owners, one outsider, one kayak.

On the south side 6 are taken with one being an outsider. Income for the year was \$7,028.04 including the 7% tax we had to pay. New leases will go out around the first of March to be paid by April 1 or late fees will apply. Soon we will have a kayak launch, it is being ordered. The next project is to buy or build a kayak rack and rental on that will be ~~\$200.00~~ for the year to be closer to the launch.

Finance Committee Report: The finance committee has been working on the 2019-2020 budget, we have about one more meeting to finish up so they can go out with the annual meeting packet.

The finance committee has put in a lot of thought into what is the best way to maintain our park, fix and repair many needed areas. Unfortunately, over the years we have always waived reserves. This has not been in the best interest of the park. Had we started reserves twenty years ago we would have funds to tackle bigger projects such as roads etc. and avoid what could result in a special assessment.

Every year in our annual packet we get a printout of what we could have collected in the reserves if we had not waived them over so many years.

As a committee we think, now is the time to take this more seriously and to be more responsible so we are proposing to the board that they act now and start reserves. Keep in mind, we have heirs and/or selling our property with reserves is more attractive.

We suggest to the board that they vote today to include these two alternatives to be voted on at the annual meeting.

1. Increase our HOA by \$47.25 per **month** to go strictly to reserves which would be 100% or
2. Increase our HOA by \$45.00 a **quarter** which is about 32% to go strictly to reserves.

Respectfully submitted Vickie VanMeier

Infrastructure Report 2/20/19

From: Philip Wyss (pwyssp@gmail.com)

To: cathyenne@yahoo.com; sraniere@pcmfla.com

Date: Tuesday, February 19, 2019, 7:51 PM EST

1. The Guest parking area has been re-graded and new stone spread over the parking area.. Landscape stone was spread along the East side of the pool.

Thanks to all who did the work.

2. A new plumbing riser with new shut off valves was installed behind unit 101.

3. 4 of the storm water pits have been drained and cleaned. 18

The committee's priority now, is to meet and discuss getting unit ~~79~~ repaired and re-shingled.

Sincerely,

John Balerna / Phil Wyss

POOL COST ANALYSIS

2/7/2019

3420 Expenses	\$ 156,355.83
3422 Income(Brick program)	\$ 66,438.24 (Includes bricks, dinner night, misc events, parties, auction
Net Cost to HOA	\$ (89,917.59)

Expenses remaining:

Furniture:	\$ (5,820)
Social donation	\$ 2,000
Bingo donation	\$ 100
Super Pavers	\$ (400)
Pool Masters	\$ (5,588)

Total	\$ (9,708)	\$ (9,708)
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Projected total Cost HOA	<u>\$ (99,625.59)</u>
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Original Projections:

Pool	\$ 127,500
Brick program	\$ 50,000
Net Cost to HOA	\$ 77,500 (12,000) over

Additional Personal Donations for Misc.:

Shower, lighting, landscaping,
material for Tiki Bar
\$2,500

Details:

Bathroom \$25,071, Appraisal \$500, Misc \$760, Grissom Smith \$8600, Bricks \$4527,
Pool Masters \$108,181, JV Family \$1,725, Abbott construction \$3200, Coffman Construction \$3392

John Brewer
Pool Committee

From: Robert/Nancy Martin (alumas42@gmail.com)

To: cathyenne@yahoo.com

Cc: alumas42@gmail.com

Date: Tuesday, February 19, 2019, 11:20 AM EST

Beautification-The dead plants from the flower pots by the clubhouse have been replaced and are doing well. Thanks again to Don McKay and Al and Dottie VanItten for caring for plants by the office and swimming pool. Nancy Martin

Storage-The storage lockers are currently full with three shareholders on the waiting list. Contracts will be sent in late Feb or March. Contract will have some new rules so read it over before you send it.Thanks,Nancy Martin

Social Committee Report: February 20, 2019

Balance as of 2-20-19 is \$2,009.00

Social Meeting: Social Board consisting of Vicki, Joan, Ann, Linda Huber & Myself, met on Feb. 14, 2019 to discuss some things.

In the future, when doing an event in the clubhouse, if you want the profit to go any place other than social account, the person doing the event must let the social board members know ahead of time & we will approve it. Otherwise, all monies made on events will go into the social account.

After being approved for an event, when you make your poster, you must specify on the poster where the money is designated. (You do not have to do this if it is going into social account.)

We all agreed to give the pool fund other \$500.00 towards the pool furniture. (That makes a total of \$2,000.00 that has been taken out of the social account).

Recently, we paid Ron Horn \$300.00 for 3 large metal shelves that will be used in unit 78 (storage).

The social executives decided that a social meeting should be held after each coffee & if I am not available, Joan will run the meeting.

UPCOMING EVENTS:

MARCH

March 9	9am	Coffee & Doughnuts & Social Meeting
March 9		Pool Party
March 17		St. Patty's Dinner & Dancing
March 20	9am	Board Meeting
March 23	10am	Annual Meeting
March 30		Mystery Play

Submitted by
Barbara Bruce